

LYNCHBURG CITY COUNCIL

Agenda Item Summary

MEETING DATE: **May 14, 2002**

AGENDA ITEM NO.: **16**

CONSENT:

REGULAR: **X**

CLOSED SESSION:

ACTION: **X**

INFORMATION:

(Confidential)

ITEM TITLE: Public hearing to authorize the Lynchburg Redevelopment and Housing Authority (LRHA) to pursue acquisition of blighted property at 4409 Goodview Street.

RECOMMENDATION:

Adopt a Resolution authorizing LRHA to pursue acquisition of blighted property at 4409 Goodview Street under Section 36-19.5 of the Code of Virginia.

SUMMARY:

Please see attached request from LRHA including information regarding notification to the property owners.

PRIOR ACTION(S):

NA

FISCAL IMPACT:

NA

CONTACT(S):

Edward H. McCann 845-9011

ATTACHMENT(S):

- Resolution
- April 8, 2002, LRHA request

REVIEWED BY:

RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY

WHEREAS, it appearing to City Council from the evidence presented at the public hearing that the structure located at 4409 Goodview Street, parcel 054-15-004 (i) has deteriorated to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that such structure is likely to continue to deteriorate unless corrected; (iii) that the continued deterioration of such structure will contribute to the blighting or deterioration of the area immediately surrounding 4409 Goodview Street; (iv) that the owner of 4409 Goodview Street was given 60 days notice by means of personal service of the notice by a process server of the condition of the structure and has failed to correct the deterioration; and (v) that 4409 Goodview Street lies within the Lynchburg Redevelopment and Housing Authority's area of operation;

NOW, THEREFORE BE IT RESOLVED that as provided by Section 36-19.5 of the Code of Virginia the Lynchburg City Council does hereby authorize the Lynchburg Redevelopment and Housing Authority to acquire the property located at 4409 Goodview Street by purchase, lease, gift or through the exercise of eminent domain for the purpose of development and redevelopment, including, but not limited to, the renovation, rehabilitation and disposition of the structure at 4409 Goodview Street;

BE IT FURTHER RESOLVED that the Lynchburg Redevelopment and Housing Authority is hereby designated and authorized to act on the City's behalf in the acquisition of the property at 4409 Goodview Street.

Adopted:

Certified:

Clerk of Council

087P



LYNCHBURG REDEVELOPMENT AND HOUSING AUTHORITY

1101 COURT ST. P.O. BOX 1298, LYNCHBURG, VIRGINIA 24505 (804) 845-9011

EDWARD H. McCANN
Executive Director

RECEIVED

APR 12 2002

COUNCIL/MANAGER
OFFICES

April 8, 2002

Mrs. Patricia W. Kost
Clerk of City Council
P.O. Box 60
Lynchburg, Virginia 24505

Re: 4409 Goodview Street
Parcel 054-15-004

Dear Mrs. Kost:

The Authority staff has been working with the City's Inspections Division to address a blighted property located at 4409 Goodview Street. The City's Community Development staff has received complaints from neighbors about this occupied property, and it has been cited by the city's inspections department for code violations dating back to 1998. Our staff has also inspected the property noting code violations and deficiencies resulting in its blighted condition. The owner of the property was notified of the deficiencies under section 36-19.5 of the Code of Virginia, but has failed to correct the deterioration of his property.

The above Code section provides that an authority may acquire blighted property after a public hearing and approval of such acquisition by the governing body of the city within which the property is located. This is to request that City Council hold a public hearing to consider the request of the Lynchburg Redevelopment and Housing Authority for authorization to acquire this property pursuant to the above referenced code. Enclosed is a photocopy of the resolution adopted by the Commissioners of the Authority, the notice sent to the owner and a proposed resolution for City Council's consideration.

Please let me know if you need further information.

Very truly yours,

Edward H. McCann

enclosures

RESOLUTION NO. 798

Resolution Authorizing the Executive Director to seek approval of City Council for the acquisition of the property at 4409 Goodview Street, Parcel 054-15-004, Lynchburg, Virginia pursuant to Code section 36-19.5

WHEREAS, the Commissioners of the Lynchburg Redevelopment and Housing Authority (the Authority) have undertaken the exercise of additional powers granted to the Authority pursuant to section 36-19.5 of the Code of Virginia, as amended; and

WHEREAS, one of the major objectives to be achieved in exercising powers granted to the Authority under Code section 36-19.5 is to prevent single-family or multi-family dwelling units within the Authority's area of operation from contributing to the blighting or deterioration of the area immediately surrounding such dwelling unit as a result of the continued deterioration of such dwelling unit and further, to prevent the deterioration of such dwelling unit to such an extent as to constitute a serious and growing menace to the public health, safety and welfare; and

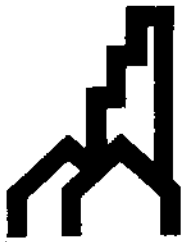
WHEREAS, the Commissioners of the Authority have made a finding that the dwelling unit located at 4409 Goodview Street, Lynchburg, Virginia (the property), (i) has deteriorated to such extent as to constitute a serious and growing menace to the public health, safety and welfare; (ii) that the property is likely to continue to deteriorate unless corrected; and (iii) that the continued deterioration of the property may contribute to the blighting or deterioration of the area immediately surrounding the dwelling unit; and

WHEREAS, the Commissioners of the Authority have made a further finding that, unless the property is brought into full compliance with the applicable building codes of the City of Lynchburg, Virginia, the acquisition of the property pursuant to Code section 36-19.5 (B) will further the objectives of, and is necessary for, the purposes of the Authority; and

WHEREAS, as a prerequisite to the acquisition of the property by the City of Lynchburg, on behalf of the Authority, in accordance with Code section 36-19.5 (B), the required notice has been given to the landowner to correct the deterioration of the dwelling unit; and

WHEREAS, the owner has failed to correct the deteriorated condition of the dwelling unit.

THEREFORE, BE IT RESOLVED, by the Commissioners of the Authority that the Executive Director of the Authority, in consultation with the Authority's legal counsel, is hereby authorized and directed to request that the City Council of the City of Lynchburg hold a public hearing to consider the Authority's request to acquire the property at 4409 Goodview Street, Lynchburg, Virginia, in accordance with the provisions of Code section 36-19.5, for the purpose of development and redevelopment, including, but not limited to, renovation, rehabilitation and disposition of the property.



LYNCHBURG REDEVELOPMENT AND HOUSING AUTHORITY

1101 COURT ST. P.O. BOX 1298, LYNCHBURG, VIRGINIA 24505 (804) 845-9011

EDWARD H. McCANN
Executive Director

January 10, 2002

Certified Mail – Return Receipt Requested

Michael P. & Linda D. McCarron
6630 Morgantown Road
Bowling Green, Kentucky 42101

Re: Parcel 054-15-004
4409 Goodview Street
Lynchburg, Virginia

Mr. & Mrs. McCarron:

In a cooperative effort with the City of Lynchburg, the Board of Commissioners of the Lynchburg Redevelopment and Housing Authority has directed our staff to identify residential properties that are deteriorated, that are likely to continue to deteriorate unless corrected, and that may contribute to the blighting or deterioration of the surrounding area. We have been made aware of the above property which city records show to be owned by you. We observed the dwelling on November 20, 2001, and found the following conditions:

1. Paint peeling on trim of house, gable vents on front roof and concrete porch on left side of structure
2. Sections of siding missing on front, left and right sides of structure
3. Sections boarded up on left side and rear of structure
4. Debris in front yard
5. Soffit on left side of structure needs painting
6. Large tree stump in yard
7. Drainage pipes laying in right, side yard
8. Trash piled on side porch
9. Mailbox post needs repair
10. One side of the garage door is leaning against garage
11. Section of siding is missing at front of garage

Mr. & Mrs. McCarron
November 26, 2001
Page 2

We are requesting that these deficiencies and any other non-compliance with the local building code be corrected within sixty (60) days of receipt of this notice, pursuant to Section 36-19.5 of the Code of Virginia. If these corrections are not completed within that time, the Authority Commissioners may request Lynchburg City Council to conduct a public hearing to determine the appropriateness of authorizing the Authority to acquire the property for the purpose of development and redevelopment, including but not limited to, renovation, rehabilitation, and disposition of the property.

Please contact Connie Snavelly of our staff at (434) 845-9011 if you wish to discuss this.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Edward H. McCarron".

cc: Keith Wright